

TOWN OF NEWSTEAD
PLANNING BOARD MINUTES
May 7, 2001

PRESENT: Dave Wakeman, Chairman
Terry Janicz Tom Cowan
Don Hoefler Mark Decker
Andy Kelkenberg John Potera Rebecca Baker, Planning Board Clerk

The meeting was called to order at 7:30pm. Minutes were reviewed and Dave requested that the building department inform Mr. Wargo that the Town Board is not interested in rezoning any portion of the property located on Stage Rd. Rebecca will send him a letter. John motioned to accept the minutes as written, Terry seconded and all approved.

Dave reviewed the unfinished items. Mrs. Jenkins had contacted Dave in regards to her request for approval of a dog kennel on Barnum Rd. She is still interested and will follow through with a site plan.

A public hearing was held to hear comments for or against the minor subdivision request by Brian Wight for his lot on Scotland Rd.

Clerk read proof of publication

No prior comments were received

There are no right-of-ways, or deed restrictions. The county will install a culvert in the road ditch. The proposed lot will be 150' x 300'. Andy motioned to approve the subdivision, Don seconded and all approved.

John motioned to close the hearing at 8:15pm, Terry seconded and all approved.

The board met with Mr. David Olek, Site acquisition manager for Sprint. The site plan proposes a 175' galvanized monopole tower to be located on the Richardson property on South Newstead Rd. It is being actively farmed and a 1/2 mile access road with buried utilities will provide year round access. A 100' x 100' area will be enclosed with an 8' fence. This will allow enough space for future co-locators. Mr. Olek suggested that this tower could be converted into an expandable tower, allowing a potential increase in height of 20'. The board agreed this was the best route to take. It will provide the capability for up to 6 more antennas. The tower will have a 5' lightning rod bringing it to a height of 175'. Mr. Olek provided the board with RF coverage maps. Due to the wetlands, the tower can not go any further to the south. It must maintain a 100' buffer area. No further landscaping will be required. The long form SEQR was completed. The foundation will go down approximately 30' and there should be no blasting. No previous comments were received from Wendel. Drew came down and had no further comments. Upon reviewing the code, the following items will need to be furnished:

Lease agreement with Richardsons

Municipal safety access policy

Co-location policy letter

\$30,000 bond notice

It was decided that notes on the site plan would suffice for most of those items. Mr. Olek will also make a few changes to the drawings. A turn around must be shown on the access road, the climbing pegs should not be lower than 30', and a light at the top will be shown if required by Mercy Flight or the Akron Airport. Mr. Olek was made aware that all these items would need to be completed by Thursday at noon, if he wishes to be put on the Town Board agenda for the May 14, 2001 meeting.

Mr. Folger entered the meeting at 9:35pm. He presented the board with the data received from other towns regarding signs, and architectural ordinances. Don mentioned that the Town Board passed the McDonald's site plan.

The board tabled the sign ordinance review until the next meeting. Tom motioned to adjourn at 9:55pm, Andy seconded and all approved.

Respectfully submitted by

Rebecca K. Baker, Planning Board Clerk

